

# Executive Summary Report

Appraisal Date 1/1/00 - 2000 Assessment Roll

Specialty Name: High-Tech

## Sales – Improved Analysis Summary:

Number of Sales: 13

Range of Sales Dates: 1/97 – 4/00

## Sales – Ratio Study Summary:

	Avg. Improved Value	Sale Price	Ratio	COV
1999 Value	\$ 6,454,600	\$7,600,000	84.9%	16.01% *
2000 Value	\$ 7,140,300	\$7,600,000	94.0%	10.46%
Change	\$685,700		9.1%	-5.55%
% Change	+10.62%		+10.72%	-34.67%

\*COV is a measure of uniformity, the lower the number the better the uniformity.

Sales used in Analysis: All sales verified as good were included in the analysis.

## Total Population - Parcel Summary Data:

	Land	Imps	Total
1999 Value	\$292,333,700	\$894,563,000	\$1,186,896,700
2000 Value	\$293,689,200	\$956,611,360	\$1,250,300,560
Percent Change	+0.46%	+6.94%	+5.34%

Number of Parcels in the Population: 125

## Conclusion and Recommendation:

While the weighted mean ratio is 94%, the arithmetic mean ratio is 96.5%, and the median ratio is actually 98.0%. This indicates that a few large sales in this small sample are affecting the weighted mean. Since the values estimated in this report result in significant improvements in uniformity, assessment level, and equity, we recommend posting them for the 2000 Assessment Roll.